TRACT 85
YULEE HILLS PB 4/31

AMGH PROPERTIES LLC
85222 MINER RD
YULEE, FL 32097

2026

51-3N-27-4881-0085-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

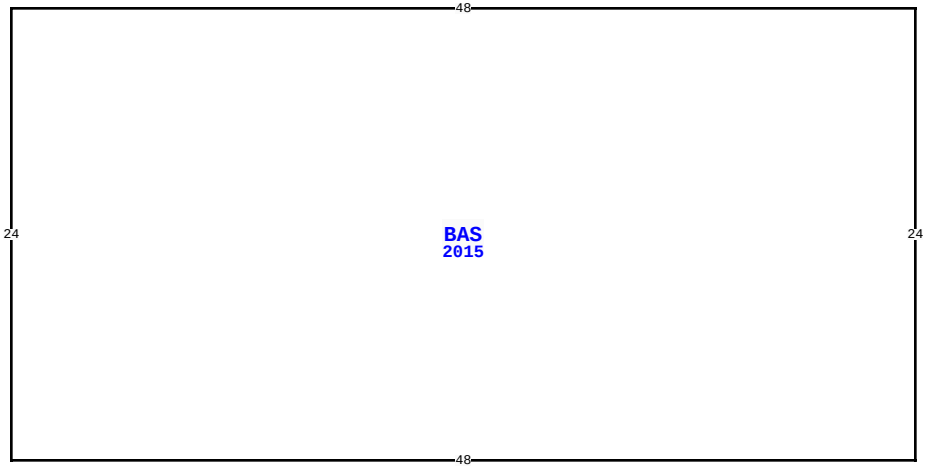
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2015	1,152	59,570
TOTALS	1,152			1,152	59,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	136.8000	123.12	141,834	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 0% - 0 Heated Area: 1152 HX Base Yr



86281 MELISSA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	59,570
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	144,570
SOH/AGL Deduction	29,698
ASSESSED VALUE	114,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,872
TOTAL JUST VALUE	144,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155625	CO ISSUED	0	04/20/2015
E1528889	NEW CONSTR	0	03/01/2015
MH145564	CO ISSUED	0	07/28/2014
E1427667	NEW CONSTR	0	05/01/2014
MH145564	MH MOVE-ON	0	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/1190	2/05/2026	QC	U	I	11	100
GRANTOR: HENDRY CASEY M & ASHL						
GRANTEE: AMGH PROPERTIES LLC						
1850/1342	4/09/2013	WD	Q	V	05	45,000
GRANTOR: CARTER JANNIE W						
GRANTEE: HENDRY CASEY M & AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS